



BROOK GAMBLE



47 Beechy Avenue, Eastbourne, BN20 8NU

£289,950

Brook Gamble are delighted to offer to the market a MOST CHARMING TWO BEDROOM SEMI-DETACHED HOUSE nestled at the FOOT OF THE SOUTH DOWNS in FAVOURED OLD TOWN, with TASTEFUL DECOR THROUGHOUT, a DELIGHTFUL SOUTHERLY FACING REAR GARDEN and benefitting from OFF ROAD PARKING. The property is located CLOSE TO GOOD LOCAL SCHOOLS AND AMENITIES and had the ELECTRICS RE-REWired IN 2016. The Vendor is suited, having already secured a property. Sole Agents.

Double glazed front door to:

Entrance Hall

Stairs to first floor landing. Double glazed window to side. Door to:

Lounge 13'4" x 11'11" (4.06m x 3.63m)



BT Open Reach point. Lightning Fibre point. Wall mounted electric night storage heater. Ceiling coving. Double glazed window to front aspect.

Kitchen 16'5" x 6'9" (5.00m x 2.06m)



Fitted with a range of wall and base units. Single bowl sink unit with mixer tap. Complementary work surface. Tiled splashback. Space for electric cooker. Space for upright fridge freezer. Space and plumbing for washing machine. Under stairs storage cupboard housing wall mounted consumer unit (fitted in 2-16 when a full re-wire took place) and electricity meter. Wall mounted electric night storage heater. Double glazed window to side aspect. Double glazed window to front aspect. Further double glazed window overlooking rear garden. Double glazed door leading onto rear garden.

Stairs, from entrance hall, to:

First Floor Landing

Hatch to loft. Double glazed window to side aspect.

Bedroom 1 14'1" x 9'11" (4.29m x 3.02m)



Storage cupboard with hanging rail and shelving above. Wall mounted electric night storage heater. Two double glazed windows to front aspect.

Bedroom 2 9'4" x 8'8" (2.84m x 2.64m)



Built-in cupboard housing hot water cylinder with shelving above. Further built-in storage cupboard with hanging rail. Wall mounted electric night storage heater. Double glazed window to rear aspect, overlooking garden to a southerly aspect.

Bathroom



White suite comprising bath with mixer tap and shower attachment, low level WC and wash hand basin. Tiled walls. Double glazed window to side aspect.

Outside



The property enjoys the benefits of front and rear gardens. The front garden is laid partly to lawn with a driveway for off road parking. Pathway to gate to rear garden. Enclosed by brick wall and timber fencing.

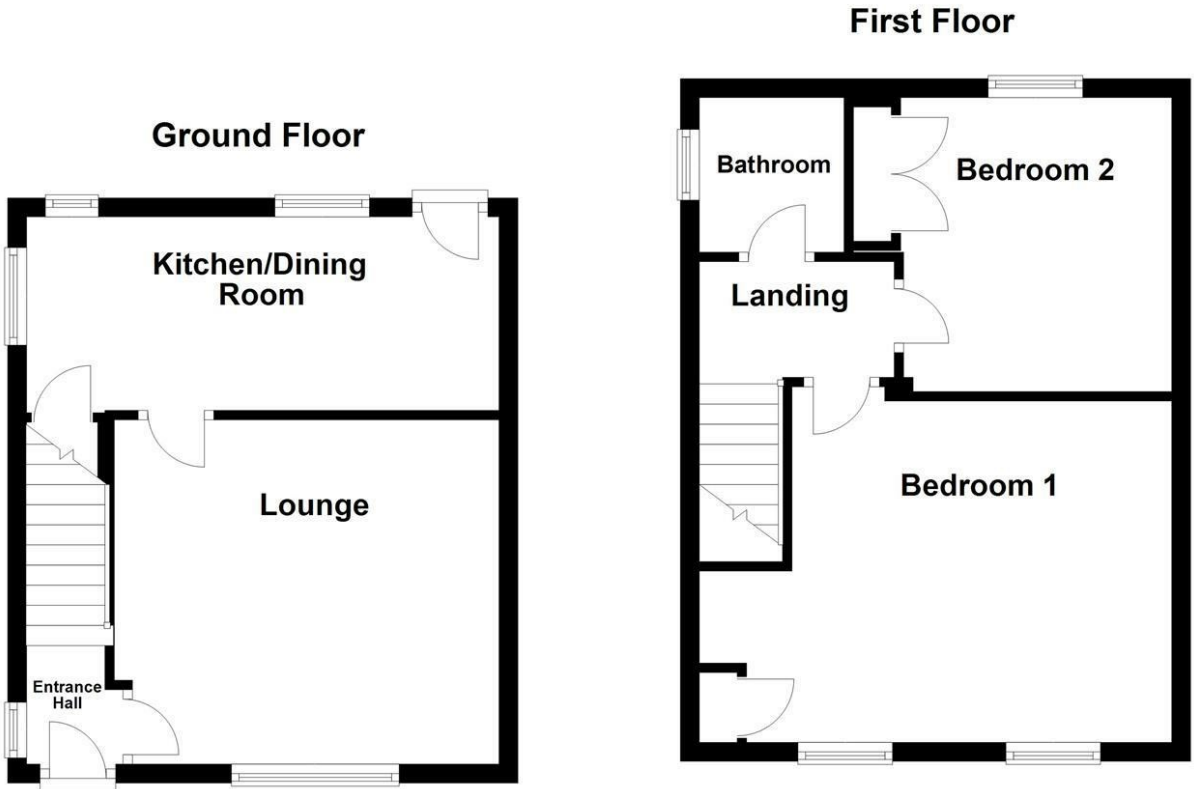
The rear garden is laid mainly to lawn with a variety of mature plants and shrubs, a garden shed and views to a westerly aspect across the South Downs National Park. Enclosed by timber fencing with gate to side.

Other Information

Council Tax Band B

Total floor area 58 square metres

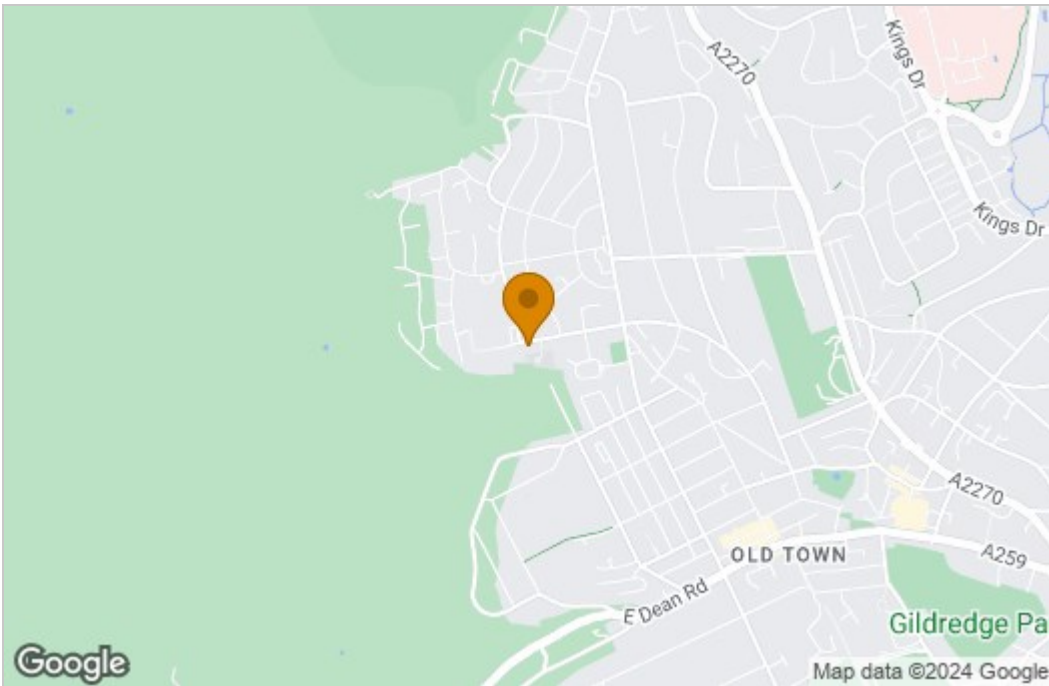
Floor Plan



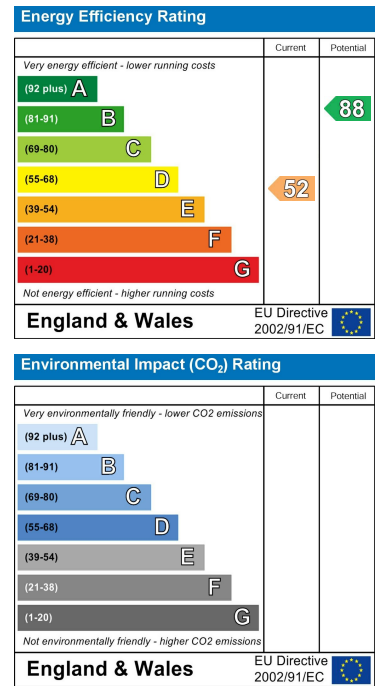
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.